

84 DEERSAXON Circle, Calgary T2J 6R5

MLS® #: **A2145272** Area: **Deer Run** Listing **06/27/24** List Price: **\$575,000**
 Status: **Active** County: **Calgary** Change: **-\$25k, 01-Jul** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1987** Abv Sqft: **1,242**
Lot Information Low Sqft:
 Lot Sz Ar: **4,133 sqft** Ttl Sqft: **1,242**
 Lot Shape:

DOM

5
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **4 Level Split**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped**
 Park Feat: **Concrete Driveway,Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Stucco**
 Flooring: **Carpet,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`1" x 9`11"	Breakfast Nook	Main	10`4" x 8`6"
Dining Room	Main	8`11" x 15`5"	Living Room	Main	11`2" x 13`7"
Bedroom - Primary	Second	11`10" x 12`0"	Bedroom	Second	9`7" x 10`8"
Bedroom	Second	9`1" x 13`4"	Bedroom	Lower	8`9" x 12`2"
Family Room	Lower	14`3" x 12`6"	4pc Ensuite bath	Second	9`2" x 4`10"
Walk-In Closet	Second	4`10" x 5`11"	4pc Bathroom	Second	4`11" x 7`0"
2pc Bathroom	Lower	3`9" x 5`8"	Laundry	Lower	5`4" x 4`1"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

8110909

Remarks

Pub Rmks: **Discover the charm of this delightful 4-level split nestled in the heart of Deer Run. Boasting a spacious layout with three bedrooms and two bathrooms on the upper level, and an additional bedroom with powder room on the lower level, this home offers ample space for comfortable living. Enjoy 1667 square feet of finished area, complemented by an unfinished basement and crawl space for all your storage needs. Relax in the inviting family room featuring a cozy gas burning fireplace, perfect for gathering with loved ones. The sunny living room and dining room provide a welcoming atmosphere, while the kitchen opens seamlessly onto the backyard and deck, ideal for outdoor entertaining. Complete with a two-car garage and meticulously maintained throughout, this property promises both convenience and tranquility. Don't miss out on this wonderful opportunity to call Deer Run home!**

Inclusions:
Property Listed By: **basement refrigerator
eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













